

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that WE, H. J. MARTIN & JOE O. CHARPING

in consideration of EIGHT THOUSAND EIGHT HUNDRED (\$8,800.00) ----- Dollars,
AND ASSUMPTION OF MORTGAG#

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto EUGENE C. BROWN, his heirs and assigns,

All that lot of land in the county of Greenville, state of South Carolina, being known and designated as the greater portion of Lot 44 on a plat of McSwain Gardens recorded in the RMC Office for Greenville County, in plat book C3 at page 75, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Linwood Avenue, joint front corner of Lots 44 & 45; thence with the joint line of said lots S. 53-12 E. 164.9 feet to an iron pin the joint rear corner of Lots 44 & 31; thence with the rear line of Lot No. 31 N. 78-23 E. 83.4 feet to an iron pin, the joint rear corner of Lots 44 & 43; thence with a new line through Lot No. 44, N. 11-56 W. 155.9 feet to an iron pin on the south side of Linwood Avenue, said iron pin being 5.3 feet west of the joint front corner of Lots 44 and 43; thence along the south side of said Avenue S. 80-00 W. 82.5 feet to an iron pin; thence continuing S. 65-07 W. 83.2 feet to an iron pin; thence continuing with the south side of said Avenue S. 49-53 W. 32.3 feet to the point of beginning. - 271 - 277 2 - S - 13

The above lot was conveyed to grantors by W. H. Alford by deed recorded April 10, 1974 in deed vol. 996 page 804 of the RMC Office for Greenville County, S. C. The grantors re-conveyed a strip 5.3 ft wide to Martha R. Alford by deed recorded April 10, 1974 in vol. 996 page 806.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

AS A PART OF THE CONSIDERATION for this conveyance, the grantee herein assumes and agrees to pay that certain mortgage given by grantors to Fidelity Federal Savings & Loan Association in the original amount of \$35,200.00 recorded April 10, 1974 in mortgage vol. 1306 page 814, on which there is a balance due of \$35,200.00.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining: to have and to hold all and singular the premises before mentioned unto the grantee(s) and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

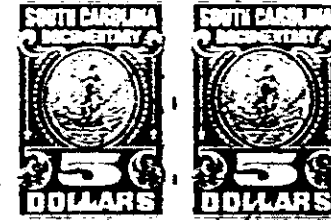
WITNESS the grantor's(s) hand(s) and seal(s) this 3 day of October, 1974

SIGNED, sealed and delivered in the presence of:

Glenn A. Hill
Dorothy C. Hill



H. J. Martin
Joe O. Charping



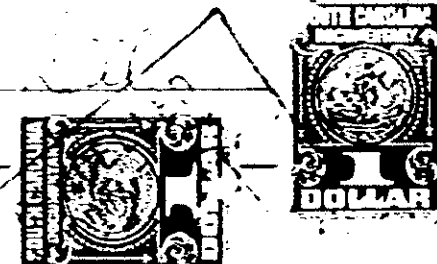
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the und signed witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 3 day of October 19 74

Dorothy C. Hill SEAL
Notary Public for South Carolina
My commission expires 11/2/79



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

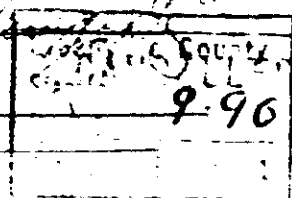
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantor(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 3 day of October 19 74

Dorothy C. Hill SEAL
Notary Public for South Carolina
My commission expires 11/2/79

Martha R. Alford
Glenn A. Hill

RECORDED this 0019 day of 1974 19 at 9301 M. No.



5
2
7
0

4328 RV-2